



# Legislative Action Committee Special Meeting Agenda

**Virtual Meeting via Zoom  
June 23, 2022 6:00 PM**

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*More info on public comment and accessibility given at the end of the agenda.*

## Committee Members

Chair: Hon. Neysa Fligor, Los Altos

Campbell	Hon. Liz Gibbons / Alternate: Hon. Anne Bybee
Cupertino	Hon. Darcy Paul / Alternate: Hon. Liang Chao
Gilroy	Hon. Peter Leroe-Muñoz / Alternate: Hon. Marie Blankley
Los Altos	Hon. Neysa Fligor / Alternate: Hon. Anita Enander
Los Altos Hills	Hon. Stanley Mok / Alternate: Hon. Lisa Schmidt
Los Gatos	Hon. Rob Rennie / Alternate: Hon. Marico Sayoc
Milpitas	Hon. Carmen Montaña / Alternate: Hon. Evelyn Chua
Monte Sereno	Hon. Javed Ellahie / Alternate: Hon. Bryan Mekechuk
Morgan Hill	Hon. Rich Constantine / Alternate: Hon. Gino Borgioli
Mountain View	Hon. Ellen Kamei / Alternate: Hon. Pat Showalter
Palo Alto	Hon. Pat Burt / Alternate: Hon. Lydia Kou
San Jose	Hon. Chappie Jones / Alternate: Hon. Matt Mahan
Santa Clara	Hon. Kathy Watanabe / Alternate: Hon. Anthony Becker
Saratoga	Hon. Tina Walia / Alternate: Hon. Kookie Fitzsimmons
Sunnyvale	Hon. Gustav Larsson / Alternate: Hon. Alys Cisneros

*Discussion & action may be taken on any of the items below. Times are approximate.*

## **WELCOME AND ROLL CALL (Fligor, 6:00 PM)**

<b>1. Consent Agenda</b>
Approval of April 14, 2022 Legislative Action Committee Meeting Minutes. Attachment: <a href="#">Minutes</a>
<b>2. Discuss and Consider Bills for Possible Action</b>
2a. <u>AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022</u> This bill would require almost all cities to ministerially approve certain affordable and mixed-use housing developments in areas of a city where office, retail or parking are principally allowed even if it conflicts with a local government’s general plan, specific plan, zoning ordinance or regulation. Attachments: <ul style="list-style-type: none"><li>• <a href="#">Cal Cities Opposition Letter Template</a></li><li>• <a href="#">CA YIMBY Summary</a></li></ul>
2b. <u>AB 2097 (Friedman) Residential and Commercial Development. Parking Requirements.</u> This bill would prohibit a local government from imposing or enforcing a minimum automobile parking requirement or residential, commercial, or other developments, if the development is located on a parcel within one-half mile of public transit. Attachments: <ul style="list-style-type: none"><li>• <a href="#">Cal Cities Opposition Letter</a></li><li>• <a href="#">CA YIMBY Summary</a></li></ul>
2c. <u>SB 897 (Wieckowski) Accessory Dwelling Units.</u> This bill would amend the statewide standards that apply to locally adopted ordinances concerning the construction of accessory dwelling units (ADUs). SB 897 would require cities to allow ADUs to be constructed with a height of up to 25 feet. Attachments: <ul style="list-style-type: none"><li>• <a href="#">Cal Cities, CSAC, UCC, &amp; RCRC Opposition Letter</a></li><li>• <a href="#">All Home Support Letter</a></li></ul>

2d.	<u>SB 1087 (Gonzalez) Vehicles; Catalytic converters.</u> This bill would limit who can legally sell and purchase a detached catalytic converter. The measure would make a violation of this proposed law an infraction punishable with a fine between \$1,000 to 5,000 Attachment: <a href="#">Cal Cities Support Letter</a>
<b>3. Other Bills for Consideration, Time Permitting</b>	
3a.	<u>AB 917 (Becker) Seamless Transit Transformation Act.</u> This bill would require the Metropolitan Transportation Commission to create a Connected Network Plan; a comprehensive, standardized regional transit mapping and wayfinding system; an implementation and maintenance strategy; a funding plan; and open data standards. Transit agencies that fall within the City and County of San Francisco and the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma would be required to comply with this plan.
3b.	<u>AB 1985 (R. Rivas) Organic waste: list: available products.</u>  This bill would create an online database of organic waste products on the market so local governments can connect with local farmers and community members seeking their organic waste products and continue to the conversation to address the procurement requirements in the SB 1383 regulations.
3c.	<u>AB 2120 (Ward) Federal funding for local bridges.</u>  This bill would ensure 55% of the bridge funds headed to California through the federal infrastructure package are allocated to local projects through a needs-based allocation.
3d.	<u>SB 833 (Dodd): Community Resiliency Plans</u>  This bill would create a grant program for local governments to develop and implement community resiliency plans and expedite permitting for distributed energy resources.
<b>4. Announcements and Future Agenda Items (Committee Members)</b>	

## PUBLIC COMMENT

## ADJOURNMENT

## PUBLIC COMMENT

Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to [audin@citiesassociation.org](mailto:audin@citiesassociation.org)

- Emails will be forwarded to the Legislative Action Committee
- IMPORTANT: identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.

2. Provide oral public comments during the meeting:

- When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified shortly before they are called to speak.
- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).
- Phone participants:

\*6 - Toggle mute/unmute

\*9 - Raise hand

Your email address will not be disclosed to the public. If you wish to make an oral public comment but do not wish to provide your name, you may enter “County Resident” or similar designation.

## ACCESSIBILITY

We strive for our meetings and materials to be accessible to all members of the public. Closed captioning will be enabled for this meeting. For instructions on how to view the closed captioning, please refer [to this Zoom help page](#).

Additional accommodations are available upon request. Please contact our Board Clerk, Audin Leung, at [audin@citiesassociation.org](mailto:audin@citiesassociation.org) at least three business days prior to the meeting to submit a request for accommodations.



# Legislative Action Committee Meeting Minutes

**Virtual Meeting via Zoom  
April 14, 2022 6:00 PM**

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Meeting recording available on YouTube [\[HERE\]](#)

Minutes in Blue / Agenda in Black

## Committee Members

**Chair: Hon. Neysa Fligor, Los Altos**

Campbell	Hon. Liz Gibbons / Alternate: Hon. Anne Bybee
Cupertino	Hon. Darcy Paul / Alternate: Hon. Liang Chao
Gilroy	Hon. Peter Leroe-Muñoz / Alternate: Hon. Marie Blankley
Los Altos	Hon. Neysa Fligor / Alternate: Hon. Anita Enander
Los Altos Hills	Hon. Stanley Mok / Alternate: Hon. Lisa Schmidt
Los Gatos	Hon. Rob Rennie / Alternate: Hon. Marico Sayoc
Milpitas	Hon. Carmen Montaña / Alternate: Hon. Evelyn Chua
Monte Sereno	Hon. Javed Ellahie / Alternate: Hon. Bryan Mekechuk
Morgan Hill	Hon. Rich Constantine / Alternate: Hon. Gino Borgioli
Mountain View	Hon. Ellen Kamei / Alternate: Hon. Pat Showalter
Palo Alto	Hon. Pat Burt / Alternate: Hon. Lydia Kou
San Jose	Hon. Chappie Jones / Alternate: Hon. Matt Mahan
Santa Clara	Hon. Kathy Watanabe / Alternate: Hon. Anthony Becker
Saratoga	Hon. Tina Walia / Alternate: Hon. Kookie Fitzsimmons
Sunnyvale	Hon. Gustav Larsson / Alternate: Hon. Alysa Cisneros

*Discussion & action may be taken on any of the items below. Times are approximate.*

## **WELCOME AND ROLL CALL (Fligor, 6:00 PM)**

Members in attendance (15/15):

Campbell	Gibbons
Cupertino	Paul
Gilroy	Leroe-Muñoz
Los Altos	Fligor
Los Altos Hills	Mok
Los Gatos	Rennie
Milpitas	Montano
Monte Sereno	Ellahie
Morgan Hill	Constantine – joined at 6:42pm
Mountain View	Kamei – joined at 6:19pm
Palo Alto	Burt
San José	Jones
Santa Clara	Becker (alternate)
Saratoga	Walia
Sunnyvale	Cisneros (alternate, joined at 6:23pm)

Others in attendance:

- Joanne Benjamin, Acting Executive Director
- Audin Leung, Clerk of the Board
- Zane Barnes, SCCMA Representative, City of San Jose
- Allison Lim, Office of Asm. Alex Lee
- Vanessa Gonzalez, Cruz Strategies
- Maria Montchal, Office of Asm. Alex Lee
- Kim Mosley, Los Altos Chamber of Commerce
- Raania Mohsen, Office of Vice Mayor Chappie Jones
- Councilmember Bryan Mekechuk, Monte Sereno
- Councilmember Sergio Lopez, Campbell
- Councilmember Hung Wei, Cupertino
- Councilmember Lydia Kou, Palo Alto

<b>1. Consent Agenda</b>	
Approval of March Legislative Action Committee Meeting Minutes	
Motion to approve consent agenda by Gibbons. Seconded by Jones. Motion adopted 12-0-0-3.	
Gibbons	AYE
Paul	AYE
Leroe-Muñoz	AYE
Fligor	AYE
Mok	AYE
Sayoc	AYE
Montano	AYE
Ellahie	AYE
Constantine	ABSENT
Kamei	ABSENT
Burt	AYE
Jones	AYE
Becker	AYE
Walia	AYE
Cisneros	ABSENT
<b>2. AB 2164 (Lee) Disability Access: Funding</b>	
Action item to discuss and vote on a recommendation to the Board of Directors. Presentation by Zane Barnes, City of San José	
Kim Mosley, President of the Los Altos Chamber of Commerce gave comment on this item.	
Motion by Jones to recommend a “support” position on AB 2164 to the Board of Directors. Seconded by Gibbons. Motion adopted 10-0-4-1.	
Gibbons	AYE
Paul	AYE

Leroe-Muñoz	ABSTAIN
Fligor	ABSTAIN
Mok	AYE
Sayoc	AYE
Montano	AYE
Ellahie	AYE
Constantine	ABSENT
Kamei	AYE
Burt	AYE
Jones	AYE
Becker	ABSTAIN
Walia	AYE
Cisneros	ABSTAIN

**3. AB 1944 (Lee) Local government: open and public meetings**

Action item to discuss and vote on a recommendation to the Board of directors.

Motion by Ellahie to recommend to the Board of Directors a “support with amendments” position on AB 1944. Motion adopted 9-1-4-1.

Gibbons	AYE
Paul	AYE
Leroe-Muñoz	NAY
Fligor	ABSTAIN
Mok	AYE
Sayoc	AYE
Montano	ABSTAIN
Ellahie	AYE
Constantine	ABSENT
Kamei	AYE
Burt	ABSTAIN
Jones	AYE



Becker	AYE
Walia	ABSTAIN
Cisneros	AYE

**4. Other Bills**

The Legislative Action Committee may also consider any of the bills listed below or any other 2022 California bill or measure at this meeting, time permitting. A member requesting to consider a bill or measure needs to provide an overview of the bill/measure and if available, any positions taken in support and against the bill/measure.

SENATE BILLS (SB)	ASSEMBLY BILLS (AB)
SB 54 (Allen) Plastic Pollution Producer Responsibility Act.	AB 1670 (Bryan) Criminal Justice. Commission on Alternatives to Incarceration.
SB 513 (Hertzberg) Homeless Shelters Grants: Pets and Veterinary Services.	AB 1985 (R. Rivas) Organic Waste. List. Available Products.
SB 884 (McGuire) Electricity. Expedited Utility Distribution and Transmission Infrastructure Undergrounding Program.	AB 2247 (Bloom) Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) and PFAS Products and Product Components. Publicly Accessible Reporting Platform.
SB 1393 (Archuleta) Energy. Appliances. Local Requirements.	AB 2538 (R. Rivas) State Warning Center. Wildfire Smoke Notification.
SB 886 (Wiener) Student and Faculty Housing	AB 1944 (Lee) Local Government. Open and Public Meetings.
SB 852 (Dodd) Climate Resilience Districts. Formation. Funding Mechanisms.	AB 2449 (B. Rubio) Open Meetings: Local Agencies. Teleconferences.
SB 1217 (Allen and Cortese) State-Regional Collaborative for Climate, Equity, and Resilience.	AB 2097 (Friedman) Parking Requirements.
SB 1383 Local Assistance Grant Program Budget Ask – \$180 million	AB 2328 (Flora) Local Ordinances. Home Experience Sharing.
SB 891 (Hertzberg) Business Licenses. Stormwater Discharge Compliance.	AB 1951 (Grayson) Manufacturing Exemptions.
SB 1067 (Portantino) Parking Requirements.	AB 2622 (Mullin) Zero Emission Bus Exemption.

SB 1466 (Stern) Affordable Housing and Community Development Investment Program.	AB 1702 (Levine) COVID-19 Prevention and Response Goods.
SB 1449 (Caballero) Annexation Incentive Grant Program.	AB 2398 (Villapudua) Catalytic Converters.
SB 1326 (Caballero) Cannabis. Interstate Agreements.	AB 2062 (Salas) Local Law Enforcement Hiring Grants.
SB 1186 (Wiener) Medicinal Cannabis Patients' Right of Access Act.	AB 2428 (Ramos) Impact Fees.
SB 1038 (Bradford) Law enforcement: Facial Recognition and Other Biometric Surveillance.	AB 2295 (Bloom) School Property. Housing.
SB 1328 (McGuire) Prohibited Investments and Contracts. Russia and Belarus.	AB 2705 (Quirk-Silva) Very High Fire Hazard Severity Zones.
SB 1173 (L. Gonzalez) Public Retirement Systems. Fossil Fuels. Divestment.	AB 2053 (Lee) Social Housing.
SB 1369 (Wieckowski) Adaptive Reuse. By-Right.	AB 2234 (R. Rivas) Planning. Housing. Post-entitlement Phase Permit.
SB 1044 (Durazo) Employers. Natural Disasters. Retaliation.	AB 1748 (Seyarto) Surplus Lands Act.
SB 897 (Wieckowski) Accessory Dwelling Units.	AB 1976 (Santiago) Housing Element Compliance. Rezoning.
SB 1127 (Atkins) Workers' Compensation. Liability Presumptions.	AB 1945 (Aguiar-Curry) Affordable Disaster Housing Revolving Development and Acquisition Program.
SB 1100 (Cortese) Open Meetings. Orderly Conduct.	AB 1751 (Daly) Workers' Compensation. COVID-19. Critical Workers.
SB 1338 (Umberg) Community Assistance, Recovery, and Empowerment (CARE) Court Program.	AB 2808 (O'Donnell) Elections. Ranked Choice Voting.
SB 1154 (Eggman) Facilities for Mental Health or Substance Use Disorder Crisis. Database.	AB 2647 (Levine) Local Government. Open Meetings.
SB 929 (Eggman) Community Mental Health Services. Data Collection.	AB 2160 (Bennett) Coastal Resources. Coastal Development Permits. Fees.
SB 1047 (Limón) Early Learning and Care.	AB 2645 (Rodriguez) Local Emergency Plans. Integration of Access and Functional Needs. Community Resilience Centers.

SB 932 (Portantino) Circulation Element	AB 2547 (Nazarian) Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Act.
	AB 2631 (O'Donnell) Government Claims Act.
	AB 2630 (O'Donnell) Housing. California Interagency Council on Homelessness. Report.
	AB 2593 (Boerner Horvath) Coastal Resources. Coastal Development Permits. Blue Carbon Projects.
	AB 1737 (Holden) Children's Camps. Local Registration and Inspections.
	AB 2465 (Bonta) Pupil Instruction. Literacy Grant Programs.
	AB 2953 (Salas) Recycled Material.
	AB 2120 (Ward) Federal Funding in Local Bridges.
	AB 1789 (Bennett) Trails and Greenways Program.
	AB 2346 (Gabriel) Outdoor Recreation. Equitable Access Grant Program.
	AB 2221 (Quirk-Silva) Substance Abuse Disorder
	AB 2063 (Berman) Density Bonuses: affordable housing impact fees
	AB 1911 (Bauer-Kahan, Berman, Bonta) Income Taxes: Credits
	AB 2244 (Wicks) Religious Institution affiliated housing
	AB 2357 (Ting) Surplus Land
<b>5. Announcements and Future Agenda Items (Committee Members)</b>	

**PUBLIC COMMENT**

There were no members of the public wishing to speak on non-agenda items.

**ADJOURNMENT**

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Respectfully submitted,



Audin Leung  
Clerk of the Board

DRAFT

**ALL LETTERS MUST BE UPLOADED INTO THE ELECTRONIC PORTAL.** The portal automatically sends letters to the author's office and the committee(s) of jurisdiction. Please visit <https://calegislation.lc.ca.gov/advocates/> to create an account and upload the letter. If you are having difficulty accessing the portal, please contact Meg Desmond at [mdesmond@calcities.org](mailto:mdesmond@calcities.org).

In addition to submitting the letter through the portal, please send a physical copy to your Legislator(s) and email a copy to [cityletters@calcities.org](mailto:cityletters@calcities.org), as well as your Regional Public Affairs Manager.

**\*\*\*CITY LETTERHEAD\*\*\***

**DATE**

The Honorable Buffy Wicks  
Chair, Assembly Committee on Housing and Community Development  
1020 N Street, Suite 156  
Sacramento, CA 95814

**Re: AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022  
Notice of Opposition (As amended 4/18/2022)**

Dear Assembly Member Wicks:

The City/Town of \_\_\_\_\_ writes to oppose your measure AB 2011, which would require cities to ministerially approve, without condition or discretion, certain affordable housing and mixed-use housing developments in zones where office, retail, or parking are a principally permitted use regardless of any inconsistency with a local government's general plan, specific plan, zoning ordinance, or regulation.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people, and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the essential groundwork for housing production through planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry. Importantly, cities are currently updating housing plans to identify sites for more than two million additional housing units.

AB 2011 disregards this state-mandated local planning effort and forces cities to allow housing developments in nearly all areas of a city. This seriously questions the rationale for the regional housing needs allocation (RHNA) process. If developers can build housing in office, retail, and parking areas, why should cities go through the multiyear planning process to identify sites suitable for new housing units, only to have those plans ignored and housing built on sites never considered for new housing?

Eliminating opportunities for public review of housing developments goes against the principles of transparency and public engagement. Public hearings allow members of the community to inform their representatives of their support or concerns. "Streamlining" in the context of AB 2011 is a shortcut around public input. While it may be frustrating for some developers to address neighborhood concerns about traffic, parking, and other development impacts, those

directly affected by such projects should be heard. Public engagement often leads to better projects. Disregarding community input will increase public distrust in government and may result in additional efforts by voters to restrict growth.

**PLEASE CITE SPECIFIC EFFORTS YOUR CITY HAS TAKEN TO ENGAGE THE PUBLIC.**

The City/Town of \_\_\_\_\_ is committed to being part of the solution to the housing shortfall across all income levels and will work collaboratively with you and other stakeholders on legislative proposals that will spur much needed housing construction without disregarding the state-mandated local planning process and important public engagement.

For these reasons, the City/Town of \_\_\_\_\_ opposes AB 2011.

Sincerely,

NAME

TITLE

CITY/TOWN of \_\_\_\_\_

- cc. Your Senator and Assembly Member  
Your Cal Cities Regional Public Affairs Manager (via email)  
League of California Cities (Via email: [Error! Hyperlink reference not valid.lcities.org](mailto:Error! Hyperlink reference not valid.lcities.org))

From California Yimby website:  
<http://cayimby.org/ab-2011/>

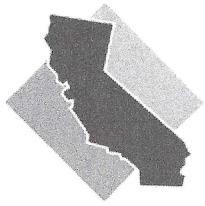
## AB 2011

AB 2011 allows for ministerial, by-right approval for affordable housing on commercially-zoned lands, and also allows such approvals for mixed-income housing along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria. The bill also requires that all projects seeking approval under its provisions ensure all construction workers earn prevailing wages and receive health benefits.

With thousands of potential commercial sites across California, the bill would allow production of new affordable housing units at scale, without changing the density or character of existing residential neighborhoods. One recent analysis found the potential for two million units in just Santa Clara County and Los Angeles County. The bill also includes new homeownership opportunities for middle-income Californians, while promoting climate-friendly affordable development on sites close to jobs and transit.

**Author:** Buffy Wicks (D, AD 15)

**Sponsor:** California Conference of Carpenters, California Housing Consortium



LEAGUE OF  
**CALIFORNIA  
CITIES**

April 13, 2022

The Honorable Laura Friedman  
California State Assembly  
1021 O Street, Suite 6310  
Sacramento, CA 95814

RE: **AB 2097 (Friedman) Residential and Commercial Development. Parking Requirements. Notice of Opposition (As Introduced)**

Dear Assembly Member Friedman:

The League of California Cities (Cal Cities) must respectfully oppose your measure AB 2097, which would prohibit a local government from imposing or enforcing a minimum automobile parking requirement on residential, commercial, or other developments, without regard to the development size, if the development is located on a parcel within one-half mile of public transit.

AB 2097 would essentially allow developers to dictate parking requirements in large areas of many cities because the definition of public transit includes entire bus routes with fifteen-minute service intervals. Restricting parking requirements within one-half mile of a high-frequency transit route does not guarantee individuals living, working, or shopping on those parcels will actually use transit. Many residents will continue to own automobiles and require nearby parking, which will only increase parking demand and congestion.

AB 2097 would give both developers and transit agencies, who are unaccountable to local voters, the power to determine parking requirements. Transit agencies would be able to dramatically alter local parking standards by shifting transit routes and adjusting service intervals.

Additionally, AB 2097 could negatively impact the State's Density Bonus Law by providing developers parking concessions without also requiring developers to include affordable housing units in the project. The purpose of Density Bonus Law is to provide concessions and waivers to developers in exchange for affordable housing units.

While AB 2097 may be well intended, parking requirements are most appropriately established at the local level based on community needs. A one-size fits all approach to an issue that is project specific just does not work. For these reasons,





LEAGUE OF  
**CALIFORNIA  
CITIES**

Cal Cities opposes AB 2097. If you have any questions, please contact me at (916) 658-8264.

Sincerely,

Jason Rhine  
Assistant Director, Legislative Affairs

Cc: Members, Assembly Committee on Local Government  
Hank Brady, Consultant, Assembly Committee on Local Government  
William Weber, Consultant, Assembly Republican Caucus

## From California Yimby Website: <https://cayimby.org/ab-2097/>

Housing for people, not cars

AB 2097 will reduce the cost of housing while slashing the pollution that causes climate change by eliminating expensive parking mandates for homes and commercial buildings near transit, or in neighborhoods with low rates of car use.

Parking mandates, which require parking for cars to be included in new housing, are common in cities throughout California and can add \$40,000 or more to the cost of construction per parking spot, while also increasing climate pollution.

Eliminating these costly parking mandates will give Californians more choices about whether they want to pay for parking, or have lower-cost housing in walkable, transit-accessible neighborhoods.

California cities are currently over-producing parking — Los Angeles alone has 200 square miles of parking — largely because of rules that require the construction of parking with each new home or business, even when there is no need for additional parking. AB 2097 increases housing choice and will make it easier to provide lower-cost, walkable- and transit-accessible housing across the state.

Authors: Friedman (D, AD 43)

Coauthors: Lee (D, AD 25), Skinner (D, SD 9), and Wiener (D, SD 11)

Co-Sponsors: California YIMBY, San Francisco Bay Area Planning and Urban Research Association (SPUR), Abundant Housing LA, Council of Infill Builders

Prior version: AB 1401



March 31, 2022

The Honorable Bob Wieckowski  
Member, California State Senate  
1021 O Street, Room 6530  
Sacramento, CA 95814

RE: **Senate Bill 897 (Wieckowski) Accessory Dwelling Units**  
**Notice of Opposition** *(As Amended 3/14/22)*

Dear Senator Wieckowski:

The League of California Cities (Cal Cities), California State Association of Counties (CSAC), Urban Counties of California (UCC), and the Rural County Representatives of California (RCRC) must respectfully **oppose SB 897**, which would significantly amend the statewide standards that apply to locally adopted ordinances concerning the construction of accessory dwelling units (ADUs), even though the law has been substantially amended nearly every year since 2016.

Specifically, SB 897 would require local jurisdictions to:

- **Allow ADUs to be constructed with a height of up to 25 feet.** Current law appropriately authorizes cities and counties to restrict ADU height to 16 feet, thus helping ensure that these accessory units blend into the existing neighborhood. Mandating that local jurisdictions allow essentially two-story ADUs is completely contrary to the stated belief that ADUs are a way to increase density in a modest fashion that is not disruptive to established communities. Shoehorning a 25-foot structure into a backyard of a single-story ranch style home calls to question the idea that these are “accessory dwelling units.”
- **Permit constructed ADUs in violation of State building standards and in violation of local zoning requirements.** Current law already requires cities and counties to approve ADUs ministerially, without discretionary review. Expanding this to prohibit local jurisdictions from denying permits for already constructed ADUs that fail to comply with State mandated building standards or local zoning requirements could result in dangerous or substandard living conditions.

The Honorable Bob Wieckowski  
Senate Bill 897  
March 31, 2022  
Page 2

- **Allow two ADUs to be constructed on a lot if a multifamily dwelling is proposed to be developed.** SB 897 would allow a property owner to construct two ADUs on a vacant parcel years before the proposed multifamily structure begins construction. Additionally, there is no guarantee that the multifamily structure will ever be constructed. It is unclear why local jurisdictions should be forced to allow ADUs to be constructed before the originally proposed multifamily structure. Constructing an ADU without a primary structure makes them accessory to nothing, but rather a standalone unit.

For these reasons, Cal Cities, CSAC, UCC, and RCRC oppose SB 987. If you have any questions, please feel free to contact Jason Rhine (Cal Cities) at [jrhine@calcities.org](mailto:jrhine@calcities.org), Chris Lee (CSAC) at [clee@counties.org](mailto:clee@counties.org), Kiana Valentine (UCC) at [kiana@politicogroup.com](mailto:kiana@politicogroup.com), or Tracy Rhine (RCRC) at [Trhine@rcrcnet.org](mailto:Trhine@rcrcnet.org).

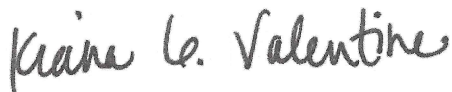
Sincerely,



Jason Rhine  
Cal Cities



Christopher Lee  
CSAC



Kiana Valentine  
UCC



Tracy Rhine  
RCRC

cc. Members, Senate Committee on Governance and Finance  
Anton Favorini-Csorba, Consultant, Senate Committee on  
Governance and Finance  
Ryan Eisberg, Policy Consultant, Senate Republican Caucus



March 16, 2022

The Honorable Bob Wieckowski  
California State Senate  
State Capitol  
Sacramento, CA 95814

**Re: SUPPORT Senate Bill 897 (Wieckowski) – Accessory Dwelling Units**

Dear Senator Wieckowski,

On behalf of All Home, I am writing in support of SB 897 (Wieckowski). All Home is a Bay Area organization that advances regional solutions to disrupt the cycles of poverty and homelessness and create more economic mobility for people with extremely low incomes. SB 897 will make it easier for homeowners to add Accessory Dwelling Units (ADUs) to their properties by eliminating remaining barriers to ADU construction.

ADUs have proven to be an innovative solution to providing housing that is affordable by design. As a way to build more homes and provide income for aging homeowners with fixed or low incomes, Undersupply of "Missing Middle" housing, or medium density housing near jobs and transit, is one of the key factors contributing to the displacement and rent burden of Californians across the state. ADUs are a sensible response to these challenges.

SB 897 will, among other things:

- permanently eliminate ADU and junior ADU (JADU) owner-occupant requirements
- eliminate parking requirements for JADUs, and
- provide grant funding for the construction of ADUs.

These provisions are essential for expanding ADU opportunities for homeowners — including low-income homeowners who could greatly benefit from them — and expanding our state's housing supply. For these reasons, we are pleased to support SB 897.

Sincerely,

A handwritten signature in cursive script that reads "Tomiquia Moss".

Tomiquia Moss, Founder and CEO of All Home



LEAGUE OF  
**CALIFORNIA  
CITIES**

June 14, 2022

The Honorable Marc Berman  
Chair, Assembly Committee on Business and Professions  
1020 N Street, Room 379  
Sacramento, CA 95814

**RE: SB 1087 (Gonzalez) Vehicles: Catalytic Converters.**  
**Notice of SUPPORT** (As Amended May 19, 2022)

Dear Senator Bradford:

The League of California Cities (Cal Cities) is pleased to **support** SB 1087 (Gonzalez). This measure would limit who can legally sell and purchase a detached catalytic converter and would make a violation of this law an infraction punishable with a fine between \$1,000 to 5,000.

According to State Farm, data shows, in 2019, the company paid \$2.5 million for 1,104 catalytic converter theft claims. In 2020, it paid out more than four times that amount for 4,507 catalytic converter theft claims. Last year in 2021, California made up almost one-third of all catalytic converter claims in the United States, with \$23 million being spent on 9,057 catalytic converter theft claims within the state.

Existing law makes it extremely difficult for local law enforcement officers to apprehend catalytic converter thieves despite the growing crime trend in catalytic converter thefts. SB 1087 seeks to address the dramatic rise in catalytic converter theft in California's communities by targeting black-market sales, making it more difficult for bad actors in this space to buy and sell stolen catalytic converters.

Cal Cities supports increased penalties for metal theft and recognizes that statewide regulation is needed to discourage "jurisdiction shopping". Cal Cities also supports increased record-keeping and reporting requirements for junk dealers, including the collection of thumbprints from sellers.

For these reasons, Cal Cities supports SB 1087. If you have any questions, do not hesitate to contact me at (916) 720-8025.

Sincerely,

Elisa Arcidiacono  
Legislative Affairs, Lobbyist



LEAGUE OF  
**CALIFORNIA  
CITIES**

cc: The Honorable Anna Caballero  
Members, Assembly Committee on Business and Professions  
Robby Sumner, Chief Consultant, Assembly Committee on Business and  
Professions  
Bill Lewis, Consultant, Assembly Republican Caucus